

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

DECEMBER 20, 2001

Council Chambers

400 Stewart Avenue, Las Vegas, Nevada

Phone 229-6301

TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 1

COMMISSIONERS

CRAIG GALATI, CHAIRMAN

RICHARD W. TRUESDELL, VICE CHAIRMAN

MICHAEL BUCKLEY

STEVEN EVANS

BYRON GOYNES

LAURA McSWAIN

STEPHEN QUINN

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

COMMISSIONERS BRIEFING: 5:15 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. Applicants and other interested parties may be asked for information or presentations by the Planning Commission. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

NOTICE: This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway
Senior Citizen Center, 450 East Bonanza Road
Clark County Courthouse, 200 East Carson Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

MINUTES: Approval of the minutes of the **November 15, 2001** Planning Commission Meeting

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

DECEMBER 20, 2001

Council Chambers

400 Stewart Avenue, Las Vegas, Nevada

Phone 229-6301

TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 2

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

12/13/2001 8:31 AM

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

DECEMBER 20, 2001

Council Chambers

400 Stewart Avenue, Las Vegas, Nevada

Phone 229-6301

TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 3

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

DECEMBER 20, 2001

Council Chambers

400 Stewart Avenue, Las Vegas, Nevada

Phone 229-6301

TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 4

A. CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

- A-1. ABEYANCE - TM-0044-01 - CLIFF'S OFFICE PARK - NGA #2, LIMITED LIABILITY COMPANY ON BEHALF OF FOCUS COMMERCIAL GROUP INC. - Request for a Tentative Map for 1 lot on 4.5 acres adjacent to the northwest corner of Cliff Shadows Parkway and Buckskin Avenue, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).
- A-2. ABEYANCE - A-0081-01(A) - McNAMEE FAMILY PARTNERSHIP - Request to annex property generally located on the northwest corner of Grand Teton Drive and Cimarron Road, containing approximately 29.30 Acres, APN: 125-09-401-021, 022, 023 and 024, Ward 6 (Mack).
- A-3. TM-0048-01 - CONCORDIA @ DEER SPRINGS - CONCORDIA HOMES OF NEVADA, INC. - Request for a Tentative Map for 80 lots on 10 Acres adjacent to the northeast corner of the alignments of Campbell Road and Deer Springs Way, (APN's: 125-20-201-013 and 014), U (Undeveloped) Zone [ML-TC (Medium Low -Town Center) Land Use Designation] under Resolution of Intent to T-C (Town Center), Ward 6 (Mack).
- A-4. TM-0049-01 - SMOKE RANCH COMMERCIAL DEVELOPMENT - RANCHO DECATUR, LIMITED LIABILITY COMPANY - Request for a Tentative Map for A 1-LOT COMMERCIAL SUBDIVISION on 48.49 acres adjacent to the northeast corner of Decatur Boulevard and Smoke Ranch Road, C-2 (General Commercial) Zone, Ward 5 (Weekly).
- A-5. TM-0052-01 - VILLAGE 20 - SUMMERLIN PARCEL T & U - HOWARD HUGHES PROPERTY ON BEHALF OF WILLIAM LYON HOMES - Request for a Tentative Map FOR A 153-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 45.35 acres adjacent to the southeast corner of Far Hills Drive and Desert Foothills Drive (APN: 137-26-311-002 & 003), P-C (Planned Community) Zone, Ward 2 (L.B.McDonald).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

DECEMBER 20, 2001

Council Chambers

400 Stewart Avenue, Las Vegas, Nevada

Phone 229-6301

TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 5

- A-6. TM-0053-01 - CHARLESTON MARKET PLACE - ARAMESH AKHAVAN - Request for a Tentative Map FOR A 1-LOT COMMERCIAL SUBDIVISION on 2.12 acres at 5900 West Charleston Boulevard (APN: 138-36-406-006), R-1 (Single Family Residential) under Resolution of Intent to C-1 (Limited Commercial), Ward 1 (McDonald).
- A-7. TM-0054-01 - GOLDRUSH VI - CITY OF LAS VEGAS ON BEHALF OF KB HOME NEVADA, INCORPORATED - Request for a Tentative Map FOR A 27-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 5.31 acres adjacent to the southeast corner of Cimarron Road and Alexander Road (APN: 138-09-501-001 & 002), U (Undeveloped) Zone under Resolution of Intent to R-PD5 (Residential Planned Development- 5 Units per Acre), Ward 6 (Mack).
- A-8. TM-0055-01 - IRON MOUNTAIN RANCH VILLAGE 6 - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY ON BEHALF OF KB HOME NEVADA, INCORPORATED - Request for a Tentative Map FOR A 125-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 40 acres adjacent to the northwest corner of Bradley Road and Horse Drive (APN: 125-12-202-002), R-E (Residence Estates) under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Mack).
- A-9. TM-0056-01 - IRON MOUNTAIN RANCH VILLAGE 5 - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY ON BEHALF OF KB HOME NEVADA, INCORPORATED - Request for a Tentative Map FOR A 213-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 39.54 acres adjacent to the southwest corner of Decatur Boulevard and Horse Drive (APN: 125-12-702-001 & 002), R-E (Residence Estates) Zone under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units per Acre), Ward 6 (Mack).
- A-10. TM-0057-01 - MAYFIELD - J. COBLENTZ 1994 TRUST ET AL ON BEHALF OF KB HOME NEVADA, INCORPORATED - Request for a Tentative Map FOR A 376-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 63.28 acres on the northeast corner of Alexander Road and Pioneer Way (APN: 138-03-303-001 & 138-03-402-001), U (Undeveloped) Zone [L (Low Density Residential) and ML (Medium-Low Density Residential) General Plan Designations] and R-E (Residence Estates) Zone under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units per Acre) and R-PD7 (Residential Planned Development - 7 Units per Acre), Ward 4 (Brown).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

DECEMBER 20, 2001

Council Chambers

400 Stewart Avenue, Las Vegas, Nevada

Phone 229-6301

TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 6

- A-11. Z-0079-98(3) AND Z-0057-99(2) - BOTT 1983 TRUST - Request for an Extension of Time on an approved Rezoning from U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] to R-PD2 (Residential Planned Development - 2 Units per Acre) of 16.19 Acres on the south side of Tropical Parkway, approximately 220 feet east of Jones Boulevard (APN's: 125-25-301-004 and 005), PROPOSED USE: 37 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).
- A-12. VAC-0028-99(2) - BOTT 1983 TRUST - Request for an Extension of Time for an approved Vacation to vacate Rowland Avenue and Smithsonian Way generally located south of Tropical Parkway, east of Jones Boulevard, Ward 6 (Mack).
- A-13. VAC-0058-99(2) - KRYFRAM, LP ON BEHALF OF AMLAND DEVELOPMENT - Request for an Extension of Time for an approved Vacation to vacate a ten foot wide public drainage easement generally located south of Sky Pointe Drive and west of Tenaya Way, Ward 4 (Brown).
- A-14. A-0084-01 - SUMMIT HOLDINGS, LIMITED LIABILITY COMPANY, ET AL - Petition to Annex 20.0 acres of land generally located on the southeast corner of Alexander Road and the western beltway alignment (APN: 137-12-501-001, 002, 010 and 011), Ward 4 (Brown).

B. PUBLIC HEARING ITEMS:

- B-1. ABEYANCE - DA-0002-01 - MONTECITO TOWN CENTER, LIMITED LIABILITY COMPANY - Request for a Development Agreement on 172.46 Acres TO ESTABLISH A SET OF DEVELOPMENT STANDARDS FOR PORTIONS OF THE URBAN CENTER MIXED USE (UC-TC) AND MAIN STREET MIXED USE (MS-TC) LAND USE DISTRICTS WITHIN THE TOWN CENTER ZONING DISTRICT on property generally located north of Centennial Parkway, west of Durango Drive, South of Elkhorn Road, and east of El Capitan Way (APN's: Multiple), T-C (Town Center) Zone, Ward 6 (Mack).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

DECEMBER 20, 2001

Council Chambers

400 Stewart Avenue, Las Vegas, Nevada

Phone 229-6301

TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 7

- B-2. ABEYANCE - Z-0074-01 - RICHARD & BARBARA STIMAC AND KAY RODRIGUEZ** - Request for a Rezoning FROM: U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] TO: C-1 (Limited Commercial) Zone on 3.53 acres at 7075 West Craig Road (APN: 138-03-701-003), PROPOSED USE: RETAIL/OFFICE COMPLEX, Ward 6 (Mack).
- B-3. ABEYANCE - Z-0074-01(1) - RICHARD & BARBARA STIMAC AND KAY RODRIGUEZ** - Request for a Site Development Plan Review FOR A PROPOSED OFFICE/RETAIL COMPLEX (Craig Market Place II) on 3.53 acres at 7075 West Craig Road (APN: 138-03-701-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation], PROPOSED: C-1 (Limited Commercial) Zone, Ward 6 (Mack).
- B-4. V-0086-01 - LEROY AND NANCY WILDER TRUST** - Request for a Variance TO ALLOW ZERO FEET SIDE AND REAR YARD SETBACKS WHERE TEN FEET IS THE MINIMUM SIDE YARD SETBACK REQUIRED AND 20 FEET IS THE MINIMUM REAR YARD SETBACK REQUIRED on 3.03 acres generally located adjacent to the north side of Roberta Lane approximately 270 feet west of Decatur Boulevard (APN: 138-13-701-045 and 050), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
- B-5. U-0153-01 - LEROY AND NANCY WILDER TRUST** - Request for a Special Use Permit FOR A MINI-WAREHOUSE on 3.03 acres adjacent to the north side of Roberta Lane approximately 270 feet west of Decatur Boulevard (APN: 138-13-701-045 and 050), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
- B-6. ABEYANCE - Z-0051-01(1), Z-0013-00(1) and ZC-567-95(1) - WILDER FAMILY TRUST, ET AL** - Request for a Site Development Plan Review and a Reduction in required perimeter landscaping FOR A PROPOSED 118-UNIT MULTI FAMILY RESIDENTIAL DEVELOPMENT AND 59,180 SQUARE FOOT MINI-STORAGE FACILITY on approximately 7.53 acres south of Madre Mesa Drive, approximately 650 feet west of Decatur Boulevard (APN: 138-13-701-024, 025, 045, 046, 050, and 052), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] under Resolution of Intent to R-3 (Medium Density Residential); U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial); and U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-3 Medium Density Residential], Ward 5 (Weekly).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

DECEMBER 20, 2001

Council Chambers

400 Stewart Avenue, Las Vegas, Nevada

Phone 229-6301

TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 8

- B-7. ABEYANCE - Z-0016-98(19) - CHARLESTON AUTO PARTS PROFIT SHARING TRUST ON BEHALF OF WILLIAM LYON HOMES** - Request for a Review of Condition for several conditions of an approved Rezoning (Z-0016-98) on properties adjacent to the southwest corner of Iron Mountain Road and Decatur Boulevard (APN: 125-12-101-005, 125-12-301-001, 125-12-401-001 & 002, 125-12-502-001 & 125-12-601-001), Ward 6 (Mack).
- B-8. Z-0016-98(20) - CHARLESTON AUTO PARTS PROFIT SHARING TRUST ON BEHALF OF WILLIAM LYON HOMES** - Request for a Major Modification to the Iron Mountain Ranch Master Development Plan Development Standards to allow a gated residential subdivision adjacent to the northeast corner of Grand Teton Drive and Jones Boulevard (APN: 125-12-401-001), Ward 6 (Mack).
- B-9. ABEYANCE - RENOTIFICATION - VAC-0039-01 - VEGA FAMILY TRUST** - Petition to vacate U.S. Government Patent reservation generally located south of Gowan Road, 1,330 feet east of Durango Drive, Ward 4 (Brown).
- B-10. ABEYANCE - RENOTIFICATION - VAC-0042-01 - BOYS & GIRLS CLUBS OF CLARK COUNTY, INCORPORATED** - Petition to vacate a public alleyway generally located east of Twenty-Eighth Street, south of Marlin Avenue, Ward 3 Reese).
- B-11. ABEYANCE - RENOTIFICATION - VAC-0043-01 - GARY A BOBBS ON BEHALF OF CHARTERED DEVELOPMENT** - Petition to vacate a U.S. Government Patent Reservation generally located north of Alexander Road, approximately 330 feet west of the Marla Street alignment, Ward 4 (Brown).
- B-12. Z-0084-01 - ROBERT S. FOSTER AND HEIDI A. JOHNSON** - Request for a Rezoning FROM: R-1 (Single Family Residential) Zone TO: P-R (Professional Office and Parking) Zone on 0.18 acres at 152 North Lamb Boulevard (APN: 140-32-310-008), Ward 3 (Reese).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

DECEMBER 20, 2001

Council Chambers

400 Stewart Avenue, Las Vegas, Nevada

Phone 229-6301

TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 9

- B-13. Z-0084-01(1) - ROBERT S. FOSTER AND HEIDI A. JOHNSON - Request for a Site Development Plan Review and a Reduction in the Perimeter Landscape Requirements FOR A PROPOSED 1,696 SQUARE FOOT OFFICE CONVERSION on 0.18 acres at 152 North Lamb Boulevard (APN: 140-32-310-008), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 3 (Reese).
- B-14. Z-0085-01 - PERMA-BILT HOMES ON BEHALF OF PARDEE CONSTRUCTION COMPANY - Request for a Rezoning FROM: U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] TO: R-PD5 (Residential Planned Development - 5 Units per Acre) on 5.0 acres generally located on the north side of Severence Lane approximately 330 feet west of Tee Pee Lane (APN: 125-18-701-007 & 008), PROPOSED: 24-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).
- B-15. V-0088-01 - PERMA BILT HOMES ON BEHALF OF PARDEE CONSTRUCTION COMPANY - Request for a Variance TO ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 17,424 SQUARE FEET IS THE MINIMUM REQUIRED on 5.0 acres generally located adjacent to the north side of Severence Lane approximately 330 feet west of Tee Pee Lane (APN: 125-18-701-007 & 008), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], PROPOSED: R-PD5 (Residential Planned Development - 5 Units per Acre) , Ward 6 (Mack).
- B-16. Z-0085-01(1) - PERMA-BILT HOMES ON BEHALF OF PARDEE CONSTRUCTION COMPANY - Request for a Site Development Plan Review FOR A 24-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 5.0 acres generally located adjacent to the north side of Severence Lane approximately 330 feet west of Tee Pee Lane (APN: 125-18-701-007 & 008), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], PROPOSED: R-PD5 (Residential Planned Development - 5 Units per Acre), Ward 6 (Mack).
- B-17. Z-0086-01 - PARDEE CONSTRUCTION COMPANY - Request for Rezoning FROM: U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] and U (Undeveloped) Zone [TC (Town Center) General Plan Designation] TO: TC (Town Center) on 20 acres adjacent to the southeast corner of Dorrell Street and Tee Pee Lane (APN: 125-19-601-005, 006, & 015), PROPOSED: 116-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

DECEMBER 20, 2001

Council Chambers

400 Stewart Avenue, Las Vegas, Nevada

Phone 229-6301

TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 10

- B-18.** **Z-0088-01 - KB HOME NEVADA, INCORPORATED** - Request for a Rezoning FROM: R-E (Residence Estates) Zone under Resolution of Intent to RPD-2 (Residential Planned Development – 2 Units Per Acre) and R-E (Residence Estates) TO: R-PD2 (Residential Planned Development - 2 Units Per Acre) on 40.4 acres adjacent to the southeast corner of Jones Boulevard and Horse Drive (APN: 125-12-301-001), PROPOSED: 66-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).
- B-19.** **Z-0088-01(1) - KB HOME NEVADA, INCORPORATED** - Request for a Site Development Plan Review FOR A PROPOSED 66 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 40.4 acres adjacent to the southeast corner of Jones Boulevard and Horse Drive (APN: 125-12-301-001), R-E (Residence Estates) Zone under Resolution of Intent to RPD-2 (Residential Planned Development – 2 Units Per Acre) and R-E (Residence Estates), PROPOSED: R-PD2 (Residential Planned Development - 2 Units per Acre), Ward 6 (Mack).
- B-20.** **V-0085-01 - JON AND MICHELLE SHAFFNER** - Request for a Variance TO ALLOW A ONE FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS THE MINIMUM CORNER SIDE YARD SETBACK REQUIRED AND TO ALLOW A ONE FOOT SEPARATION FROM THE MAIN DWELLING WHERE SIX FEET IS THE MINIMUM SEPARATION REQUIRED FOR AN EXISTING SPORT COURT (BATTING CAGE) on 0.22 acres at 5721 Crystal Lilly Court (APN: 125-27-714-024), R-1 (Single Family Residential) Zone, Ward 6 (Mack).
- B-21.** **V-0087-01 - CHARLES AND PAMELA KIRK** - Request for a Variance TO ALLOW AN UNPAVED PARKING LOT WHERE A PAVED PARKING LOT IS REQUIRED in conjunction with a proposed office conversion at 1850 Willow Trail (APN: 139-19-704-002), C-2 (General Commercial) Zone, Ward 5 (Weekly).
- B-22.** **SD-0075-01 - CHARLES AND PAMELA KIRK** - Request for a Site Development Plan Review and a Reduction in the Perimeter Landscape Requirements FOR A PROPOSED 1,094 SQUARE FOOT OFFICE CONVERSION on 0.22 acres at 1850 Willow Trail (APN: 139-19-704-002), C-2 (General Commercial) Zone, Ward 5 (Weekly).
- B-23.** **U-0145-01 - DOYLE M. DILLARD ON BEHALF OF ROBERT E. MURRAY** - Request for a Special Use Permit FOR A BAIL BOND SERVICE at 816 East Ogden Avenue (APN: 139-34-612-049), C-2 (General Commercial) Zone, Ward 5 (Weekly).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

DECEMBER 20, 2001

Council Chambers

400 Stewart Avenue, Las Vegas, Nevada

Phone 229-6301

TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 11

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

DECEMBER 20, 2001

Council Chambers

400 Stewart Avenue, Las Vegas, Nevada

Phone 229-6301

TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 12

- B-24.** **U-0146-01 - MONTECITO TOWN CENTER, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit TO ESTABLISH SIGN STANDARDS PRIOR TO THE APPROVAL OF A DEVELOPMENT AGREEMENT on 38.78 acres adjacent to the southwest corner of Riley Street and Deer Springs Way (APN: 125-20-701-001), TC (Town Center) Zone, Ward 6 (Mack).
- B-25.** **MSP-0013-01 - MONTECITO TOWN CENTER, LIMITED LIABILITY COMPANY** - Request for a Master Sign Plan FOR MONTECITO TOWN CENTER on 38.78 acres adjacent to the southwest corner of Riley Street and Deer Springs Way (APN: 125-20-701-001), TC (Town Center) Zone, Ward 6 (Mack).
- B-26.** **U-0107-90(3) - JEANNE LEVY LIVING TRUST ON BEHALF OF CLEAR CHANNEL OUTDOOR** - Required One Year Review on an approved Special Use Permit which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign at 2921 West Sahara Avenue (APN: 162-08-501-001), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).
- B-27.** **U-0067-96(1) - POLLO REALTY, LIMITED LIABILITY COMPANY ON BEHALF OF STORAGE ONE** - Required Five Year Review on an approved Special Use Permit which allowed a 16 foot x 30 foot off-premise advertising sign at 7380 West Cheyenne Avenue (APN: 138-10-403-020), C-1 (Limited Commercial) Zone, Ward 4 (Brown).
- B-28.** **U-0168-00(1) - KRAUSE FAMILY TRUST ON BEHALF OF GRANTREE CORPORATION** - Required One Year Review on an approved Special Use Permit for a secondhand dealer (Globe Furniture Rentals) at 1600 South Decatur Boulevard (APN: 163-01-602-003), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

DECEMBER 20, 2001

Council Chambers

400 Stewart Avenue, Las Vegas, Nevada

Phone 229-6301

TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 13

- B-29.** **Z-0033-97(26) - GARDEN GLEN-LAS VEGAS OPTION, LIMITED LIABILITY COMPANY ON BEHALF OF KB HOME NEVADA, INCORPORATED** - Request for a Review of Condition #1 of an Approved Site Development Plan Review [Z-0033-97(18)] TO ALLOW 18 FOOT FRONT YARD SETBACKS (TO THE GARAGE) WHERE 20 FOOT FRONT YARD SETBACKS ARE THE MINIMUM REQUIRED, generally located east of the Proposed Beltway south of the Craig Road alignment (APN: 137-01-701-001 through 004, 006, and 011, 137-01-801-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
- B-30.** **MSH-0004-01 - CITY OF LAS VEGAS** - Request to Amend the Master Plan of Streets and Highways to change the right-of-way requirements for certain streets to 80 feet of right-of-way where 60 feet of right-of-way and 10 feet of roadway easement on both sides of the required right-of-way was required, Ward 6 (Mack).
- B-31.** **MSP-0012-01 - JIMMY LEE BANKS AND IRVIN AND SALLY BROWN ON BEHALF OF JACK IN THE BOX** - Request for a Master Sign Plan FOR A JACK IN THE BOX RESTAURANT at 1480 West Lake Mead Boulevard (APN: 139-21-610-220, 221and 296), R-2 (Medium-Low Density Residential) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
- B-32.** **MSP-0014-01 - WORLD ENTERTAINMENT CENTERS, LIMITED LIABILITY COMPANY** - Request for a Master Sign Plan FOR NEONOPOLIS at 450 Fremont Street (APN: 139-34-513-003), C-2 (General Commercial) Zone, Ward 5 (Weekly).
- B-33.** **VAC-0044-01 - PARDEE CONSTRUCTION COMPANY OF NEVADA** - Petition to Vacate Government Patent Easements and public right-of-way generally located on the south side of Farm Road, between Tee Pee Lane and Chieftan Street, Ward 6 (Mack).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

DECEMBER 20, 2001

Council Chambers

400 Stewart Avenue, Las Vegas, Nevada

Phone 229-6301

TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 14

C. NON PUBLIC HEARING ITEMS:

- C-1. Z-0055-01(1) - SCHOOL BOARD OF TRUSTEES ON BEHALF OF CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED CITY PARK on 7.95 acres located adjacent to the northeast corner of Alexander Road and Thom Boulevard (APN's: 138-01-804-001 and 002), R-E (Residence Estates) Zone under Resolution of Intent to C-V (Civic) Zone, Ward 6 (Mack).

- C-2. Z-0098-98(1) - HILLSTONE ESTATES, LIMITED LIABILITY COMPANY ON BEHALF OF SOUTHWEST HOMES - Request for a Review of Condition #3 of an approved Rezoning (Z-0098-98), to allow ten foot front yard setbacks, where 15 foot minimum front yard setbacks were originally required at 7427 and 7430 Page Ranch Court (APN: 125-22-115-005 and 006), R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Mack).

D. DIRECTOR'S BUSINESS:

- D-1. ABEYANCE - TA-0033-01 - CITY OF LAS VEGAS - Discussion and possible action to Amend Title 19A.04.050 SECOND HAND DEALER to allow in certain circumstances the outdoor display of merchandise.
- D-2. TA-0037-01 - CITY OF LAS VEGAS - Discussion and possible action to Amend Title 19A.04.050(B) LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION) to allow in certain circumstances the ability to obtain a waiver or exemption from the separation requirement.
- D-3. DB-0018-01 - CITY OF LAS VEGAS - Election of Planning Commission Officers for 2002.

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

DECEMBER 20, 2001

Council Chambers

400 Stewart Avenue, Las Vegas, Nevada

Phone 229-6301

TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 15

E. CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.